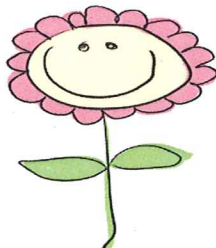
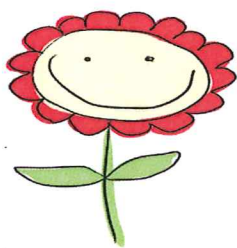


Clark County Planning Commission
Regular Meeting – 2 p.m.
Wednesday, May 5, 2010

Springview Government Center
3130 East Main Street
Springfield, OH 45505

AGENDA

1. Roll Call
2. Minutes – April 7, 2010 (Regular Meeting) *Discussion & Action*
3. Rezoning Case **W. Richard & Sharon E. Wildman** ~ Green & Madison Township ~ *Discussion & Action*
Z-2010-2 Located on the south side of Battin-Howell Road approximately 850 feet
east of Selma Pike ~ 20.439 Acres ~ A-1 (Agricultural District) to AR-10
(Agricultural/Residence District)
4. Report of Nominating Committee *Discussion*
5. Election of Officers *Discussion & Action*
6. Staff Comments *Discussion*
7. Adjournment *Action*



HAPPY SPRING!

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, April 7, 2010

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Ms. Diane Jordan, Chairperson of the Clark County Planning Commission of Clark County Ohio, calls the meeting to order at 2:00 p.m.

Present:

Ms. Diane Jordan, Mrs. Nora Parker, Mr. David Minard, Mr. Jim Burkhardt, Mr. Ron Lyons, Mr. Steve Hopkins, Commissioner Detrick and Commissioner Hartley.

Absent: Mrs. Elaine Stevenson, Ms. Jo Anderson and Commissioner Tackett.

CPC: 4-4-2010: Minutes ~ January 6, 2010 ~ Regular Meeting

Motion by Mr. Lyons, seconded by Mr. Burkhardt, to approve the minutes as presented.

VOTE: Motion carries unanimously.

P-2010-1: Rezoning Case ~ Larry S. & Rita F. Crooks ~ 1.23 acres ~ 9208 Troy Road. ~ Pike Township ~ A-1 to R-1

Mr. Tritle presents several maps and exhibits of this case and states that the property is currently zoned A-1 (Agricultural District) and R-1 (Agricultural District) and the request for rezoning is to R-1 (Rural Residence District). The request for rezoning the property located at 9208 Troy Rd is being made to facilitate a split of the property. The surrounding zoning is A-1 and scattered R-1 to the north, south, west and east. The staff report shows this property was zoned A-1 as part of the original zoning map. In 1989, 3.21 acres to the west side of the 20 acre parcel was rezoned to R-1 which includes part of this request.

The County Engineer has reviewed the access and drainage. There is no objection to the rezoning request.

The Soil Conservation provided a report indicating soil types and drainage issues.

The County Combined Health District has reported well & septic on the property with room for replacement.

The property is classified by the Clark County Land Use Plan as Agricultural/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as a dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres – gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils.)

Minutes

Clark County Planning Commission

Pike Township has a 40 acre minimum lot size in A-1 Agricultural District. Rezoning is required for smaller lots.

The staff is recommending approval of the rezoning request from A-1 (Agricultural District) to R-1 (Rural Residence District.)

Mr. Burkhardt asks if this case will be approved by Pike Township as well.

Mr. Tritle responds yes. Our recommendation is to the Pike Township Zoning and Trustees.

Mr. Minard asks what type of well and septic system is there currently.

Mr. Tritle responds that the Health Dept. office did not indicate what type of system, only that there is enough room for replacement.

Hearing no further questions, Ms. Jordan asks for a motion.

**CPC: 4-5-2010: P-2010-1: Rezoning Case ~ Larry S. & Rita F. Crooks ~ 1.23 acres
~ 9208 Troy Rd. ~ Pike Township ~ A-1 to R-1**

Motion by Mr. Hopkins, seconded by Mrs. Parker to recommend Approval of rezoning case P-2010-1 as presented.

VOTE: Motion carried unanimously.

**TE-2010-1: Time Extension - Final Subdivision ~ Northridge Subdivision No. 30-B ~ 13
Lots ~ 8.841 acres ~ Public Sewer and Water ~ Moorefield Township**

Mr. Tritle presents several maps and exhibits of this case and the location map shows the subdivision is located at the northwest corner of Moorefield Rd. and Middle-Urbana Rd. The Northridge Subdivision No. 30-B consists of 7 single-family residential lots and 6 multi-unit condo lots on 8.841 acres. This subdivision will be serviced with public sewer and water. This development is part of an approved Planned Development (PD-M) zoning. This plat conforms with said zoning. The County Planning Commission approved final plans for Northridge 30-B Subdivision on March 1, 2006. A time extension was approved at the February 6, 2008 County Planning meeting. This extension was good until March 1, 2010

We received a letter dated March 1, 2010 from the developer seeking another time extension.

The County Engineer indicated they have no objection to this request provided the cost estimate is updated.

The Soil Conservation provided a report on soils and drainage.

Minutes

Clark County Planning Commission

The Previous approval was subject to:

- 1) Comments from the LIS Department (we have not received any notice that this has been rectified as yet.)
- 2) The "Acknowledgement Statement" on the plat must reflect the current owner.

We have an additional issue that must be resolved. Part of the overall PD-M approval required that a 10' strip of land on the west side of the development would be included in this Plan. Since the PD-M Plan was approved, another person now owns the land which does not include this 10'. We feel this issue should be resolved immediately.

The staff is recommending approval of a two year time extension until March 1, 2012, for Northridge 30-B Subdivision subject to the items noted above including the attachment of the 10' strip to the adjoining property being completed before the plat is certified by the Community Development Director or prior to March 1, 2012, whichever comes first.

Mr. Burkhardt asks if the 10' strip of land has multiple owners.

Mr. Tritle responds no. It is owned by Hoppes.

Mr. Ryan Hillard, the representative for Mr. Hoppes, states that the 10' strip was left over from when the development to the west was developed.

Mr. Lyons asks if the 10' strip will be incorporated into one piece of land.

Mr. Hillard responds yes. Once it is decided what the owner will do with the adjacent piece of land the 10' strip will be included with that.

Mr. Lyons asks what the length of the previous time extension was.

Mr. Tritle responds 2 years.

Ms. Jordan asks if there is a maximum number of times you can have extensions.

Mr. Tritle responds there is nothing in our regulations that stipulates the number of times.

Ms. Jordan asks if there is a cost associated to the time extensions.

Mr. Tritle responds no.

Hearing no further questions, Ms. Jordan asks for a motion.

Minutes

Clark County Planning Commission

CPC: 4-6-2010: TE-2010-1: Time Extension - Final Subdivision ~ Northridge
Subdivision No. 30-B ~ 13 Lots ~ 8.841 acres ~ Public Sewer and Water ~
Moorefield Township

Motion by Mr. Hopkins, seconded by Mr. Detrick to recommend Approval of time extension case TE-2010-1 subject the items noted including the attachment of the 10' strip to the adjoining property being completed before the plat is certified or prior to March 1, 2012, whichever comes first.

VOTE: Motion carried unanimously.

Appointment of Nominating Committee for Election of Officers

Chairperson Jordan appoints Mrs. Nora Parker, Mrs. Elaine Stevenson, and Mr. David Minard as the nominating committee.

There are no objections.

Staff Comments

Mr. Tritle states a rezoning case has been filed therefore, a May meeting will take place.

Adjournment

CPC: 4-7-2010: Adjournment

Motion by Mr. Hartley, seconded by Mr. Burkhardt, to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:17 p.m.

Diane Jordan, Chairperson

Mr. Thomas A. Hale, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # Z-2010-2

To: Clark County Planning Commission	Date of Meeting: May 5, 2010
From: Community Development Staff	Date of Report: April 27, 2010

Applicant: W. Richard & Sharon Eileen Wildman

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-10 (Agricultural/Residential District)

Purpose: To split 20.439 ac. out of 129 acres

Location: south side of Battin-Howell Rd. approx. 850 feet east of Selma Pike,
Green and Madison Townships

Size: 20.439 acres (6.7153 ac. in Green Twp. / 13.7237 ac. in Madison Twp.)

Existing Land Use: agricultural

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture	A-1 (Agricultural)
South	Agriculture & residential	A-1(Agricultural) & R-1 (Rural Residence)
East	Agriculture	A-1 (Agricultural)
West	Agriculture & scattered residential	A-1 (Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone 20.439 acres for access and drainage and they have no objection to the request. (See April 22, 2010 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the site and provided information relative to soils and drainage. *(See April 26, 2010 letter)*

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils). Lot divisions between 5 acres and 40 acres must be rezoned in order to comply with County Zoning Regulations

RECOMMENDATION

The Staff recommends approval of rezoning 20.439 acres to AR-10.

Attachments:

County Engineer's letter

Soil Conservation letter

Location Map

Lot Map

Zoning Map

Clark County Engineer's Department

Johnathan A. Burr P.E., P.S.
Clark County Engineer

4075 Laybourne Road
Springfield, Ohio 45505-3613
(937) 521-1800 (937) 328-2473 fax
www.clarkcountyohio.gov/engineer

April 22, 2010

Clark County Planning Commission
3130 E. Main Street, Suite 1A
Springfield, Ohio 45505
Attention: Phil Tritle

Re: Z-2010-02 ~ Richard & Sharon Wildman
20.439 Acres Battin Howell Rd. from A-1 to AR-10

Mr. Tritle,

The County Engineer has reviewed the request by Richard and Sharon Wildman to rezone 20.439 acres currently zoned A-1 agriculture to AR-10 Rural Residential to facilitate a subdivision of property.

- 1) Access
 - a) The property has direct access onto Battin Howell Road, which is classified as a Local Collector Street on the County's Thoroughfare Plan.
 - b) There does not appear to be existing drive for access, to the subject property. The owner/applicant will need to acquire a permit and install a farm field drive.
- 2) Drainage
 - a) The site is being utilized in an agricultural nature and the site appears to drain satisfactorily in the present undeveloped state.

The County Engineer has no objection to the request to rezone 20.439 acres in Madison Township, based on the above noted comments.

Sincerely,

Johnathan A. Burr, P.E., P.S.
Clark County Engineer



Kenneth D. Fenton
Deputy Engineer

I:\ZONING\2010 Zoning\Z-2010-2 Wildman AR10.doc

Paul W. DeButy, P.E. - Deputy Engineering/Planning
Kenneth D. Fenton, P.S. - Deputy Engineer
Doug Frank - Superintendent, Bridges/Garage/Traffic
Mark Niccolini - Drainage Maintenance Supervisor

Ned G. Weber - Deputy Operations/Maintenance
Thomas Bender, P.E. - Project Design Engineer
Donald Boyle - Road Superintendent
William Pierce, P.S. - Tax Map Director



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own – Goes the Duty to Conserve

BOARD OF SUPERVISORS

Brent Pence, Chairman
John Ritter, Vice Chairman
Fred Berge, Fiscal Agent
Adam Agle, Secretary
Dan Maxson, Treasurer

April 26, 2010

Phil Tritle
3130 East Main Street
Springfield, Ohio 45505

RE: W. Richard & Sharon E. Wildman - **REZONING** -Madison Twp. - 20.439 ac. - A-1 to AR-10 - split off lot

Dear Phil,

The Clark Soil & Water Conservation District has reviewed the above site and provided the following information relative to soils, drainage and building site development. The attached report is generated from NRCS's soil survey for Clark County. The report provides a clear, visual interpretation for Building Site Development including small commercial buildings, dwellings with a basement and dwellings without a basement. Please note that a *Very limited rating* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Please contact our office with any further questions you may have on the site in question.

Soils

Map unit: CeA - Celina silt loam, 0 to 2 percent slopes

Celina is a nearly level, very deep, moderately well drained soil. Typically the surface layer is silt loam about 8 inches thick. The surface layer has a moderate content of organic matter. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 27 inches. This soil is not hydric.

Map unit: EpB2 - Eldean-Miamian complex, 2 to 6 percent slopes, eroded

Eldean is a gently sloping, very deep, well drained soil. Typically the surface layer is silty clay loam about 7 inches thick. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. This soil is not hydric.

Map unit: EpC2 - Eldean-Miamian complex, 6 to 12 percent slopes, eroded

Eldean is a sloping, very deep, well drained soil. Typically the surface layer is silty clay loam about 6 inches thick. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. This soil is not hydric.

Drainage

The proposed site seems to drain adequate with its current land use. Our office has no written or historical records of any sub-surface drainage on the proposed site, however our office does have plans for a systematic sub-surface drainage system installed in 1978 on the lower part of this farm. If any sub-surface drainage is encountered during excavation, please take the appropriate corrective measures. Contact our office with any questions you may have concerning this project.

Sincerely,

Jereme Best
District Technician, Clark SWCD

CONSERVATION ~ DEVELOPMENT ~ SELF-GOVERNMENT

Soil Map—Clark County, Ohio
(Richard & Sharron Wildman)



Report—Dwellings and Small Commercial Buildings (OH)

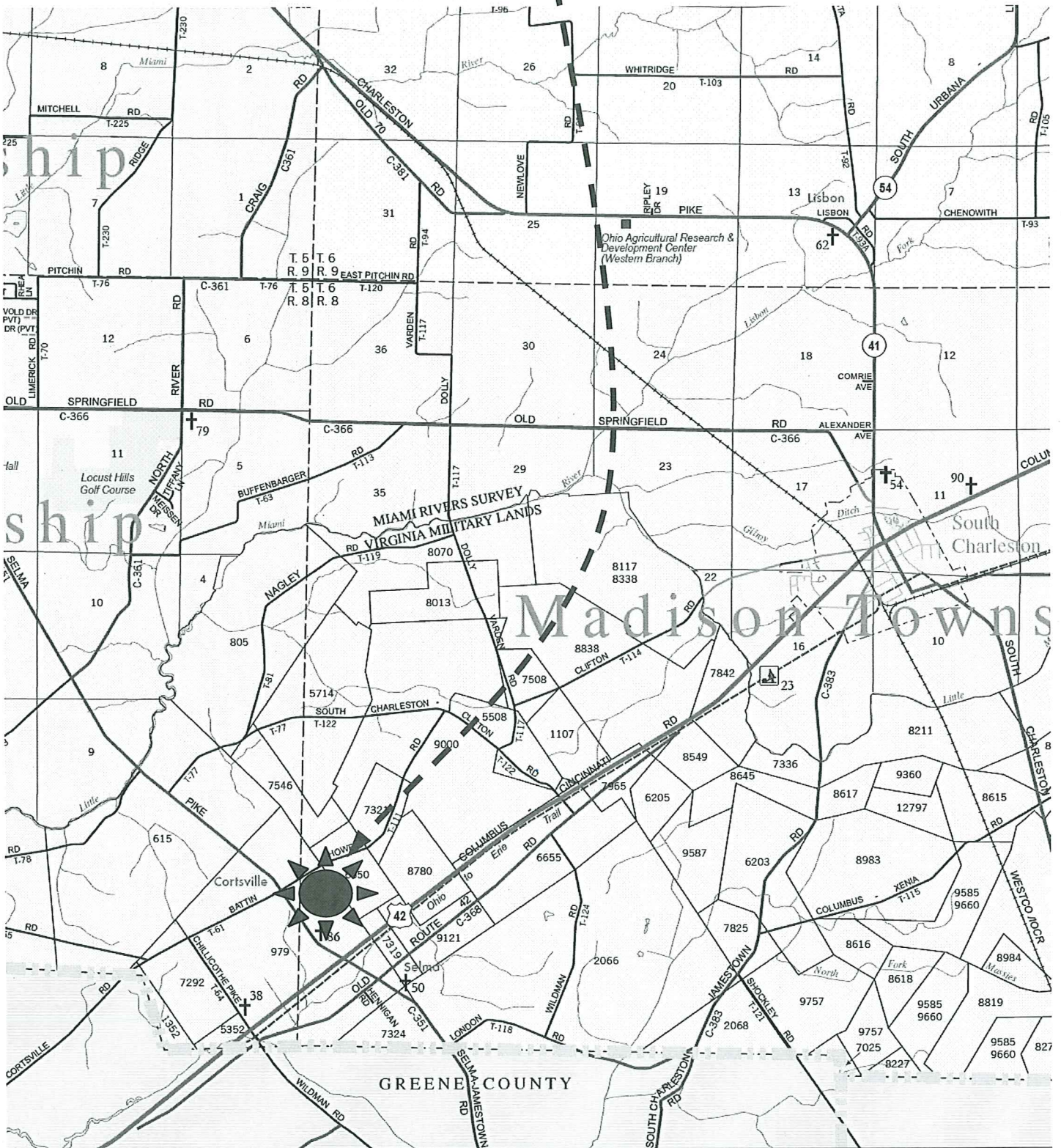
[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings (OH)— Clark County, Ohio							
Map symbol and soil name	Pct. of map unit	Dwellings without basements (OH)		Dwellings with basements (OH)		Small commercial buildings (OH)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
CeA—Celina silt loam, 0 to 2 percent slopes							
Celina	85	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.50	Depth to saturated zone	0.99	Shrink-swell	0.50
EpB2—Eldean-Miamian complex, 2 to 6 percent slopes, eroded							
Eldean	50	Not limited		Not limited		Somewhat limited	
						Slope	0.68
Miamian	35	Somewhat limited		Not limited		Somewhat limited	
		Shrink-swell	0.50			Slope	0.68
						Shrink-swell	0.50
EpC2—Eldean-Miamian complex, 6 to 12 percent slopes, eroded							
Eldean	50	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.50	Slope	0.01	Slope	0.99
		Slope	0.01			Shrink-swell	0.50
Miamian	35	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.50	Slope	0.01	Slope	0.99
		Slope	0.01			Shrink-swell	0.50

Data Source Information

Soil Survey Area: Clark County, Ohio
Survey Area Data: Version 11, Jan 25, 2010

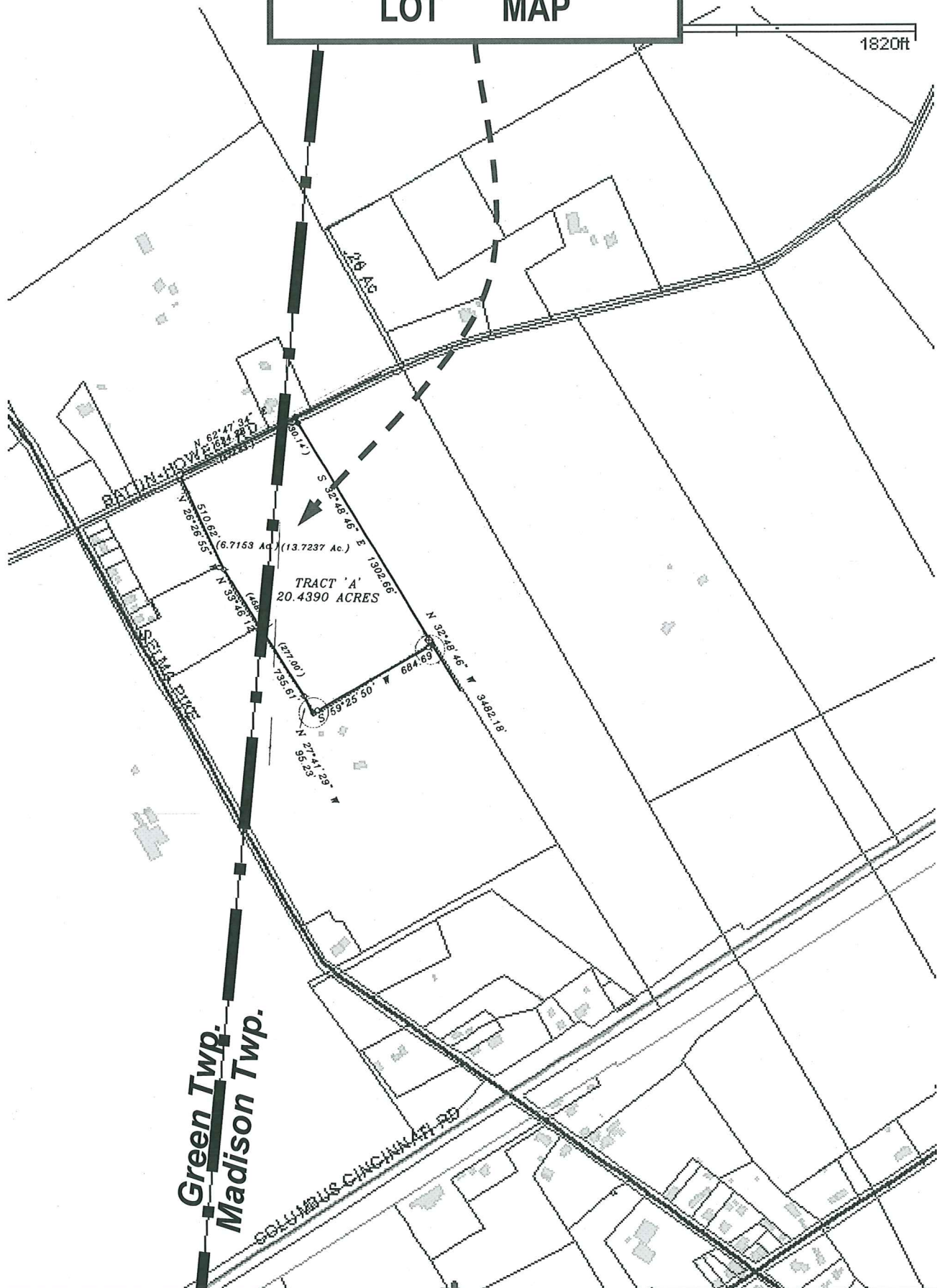
LOCATION MAP



CASE # Z-2010-2 s. side of Battin-Howell 850' e. of Selma Pk.
Rezone from A-1 to AR-10 20.439 ac. Green & Madison Twp.

LOT MAP

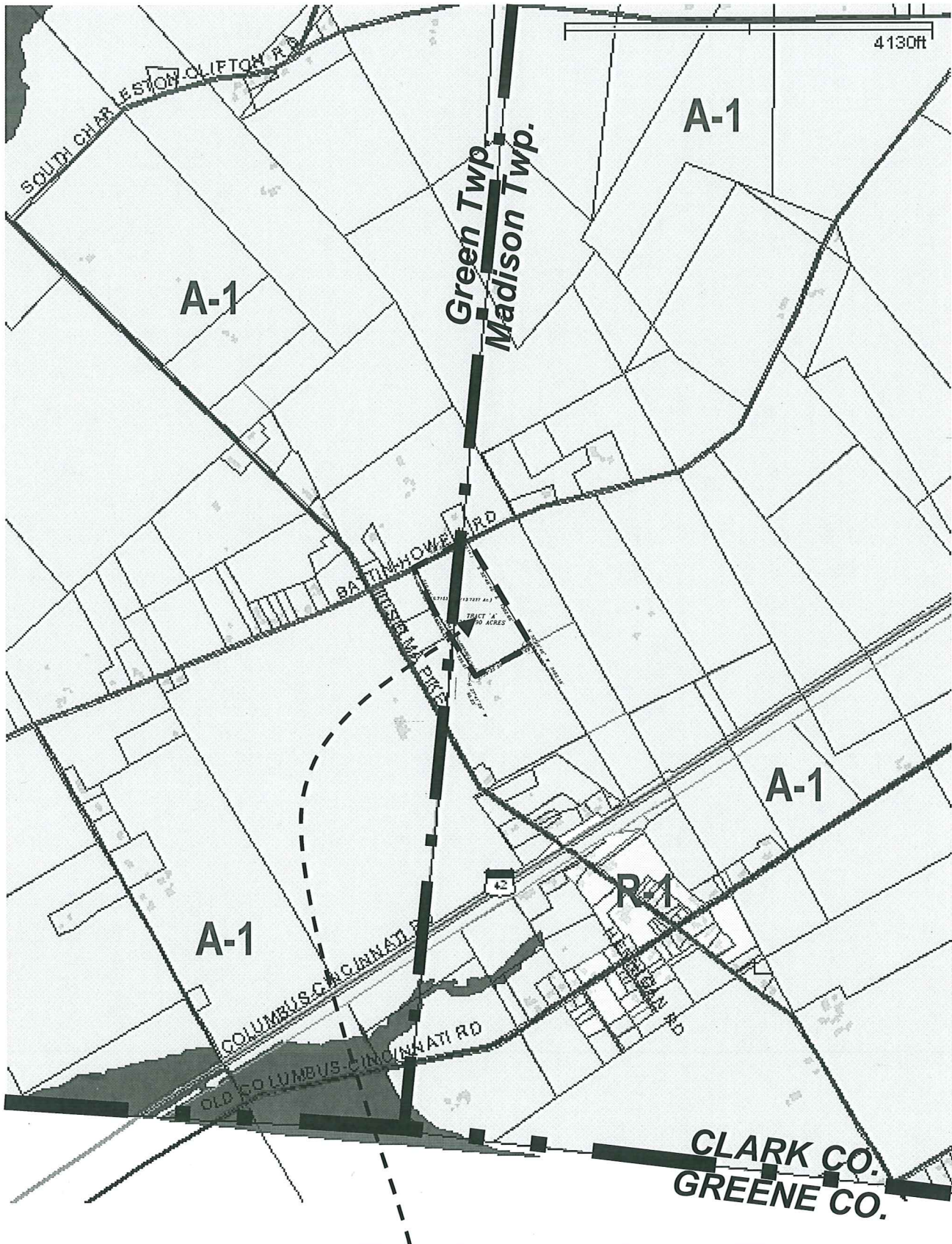
1820ft



Green Twp.
Madison Twp.

CASE # Z-2010-2 s. side of Battin-Howell 850' e. of Selma Pk.
Rezone from A-1 to AR-10 20.439 ac. Green & Madison Twp.

ZONING MAP



CASE # Z-2010-2 s. side of Battin-Howell 850' e. of Selma Pk.
Rezone from A-1 to AR-10 20.439 ac. Green & Madison Twp.

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

December 2009

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
<ol style="list-style-type: none"> 1. Agriculture, Farm Markets, Agricultural-Related Processing & Marketing, & related buildings & structures 2. Single-Family Residential <ol style="list-style-type: none"> a. Single-Family Residential (restricted to lotsplits) b. Single-Family Residential (restricted to cluster lotsplits) 3. Private Landing Field 4. Day-Care Homes 5. Bed and Breakfast
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
<ol style="list-style-type: none"> 1. Home Occupations 2. Private and Public Outdoor Recreation Areas 3. Cemeteries 4. Animal Hospitals, Veterinary Clinics & Kennels 5. Resource and Mineral Extraction 6. Demolition Disposal Facility 7. Airports 8. Radio, Television, & Telecommunications Transmission & Receiving Towers 9. Hospitals and Auxiliary Facilities 10. Group Care Home 11. Nursing Homes, Convalescent Homes, & Rest Homes 12. Feed Lot, Grain Elevators, & Slaughterhouses 13. Day-Care Centers 14. Churches and Similar Places of Worship 15. Primary and Secondary Schools 16. Institutions of Higher Learning 17. Garden Centers and Greenhouse

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary & Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y N N N	Y Y N N	Y Y N N	Y Y Y Y
2. Bed and Breakfast	Y N N N	Y Y N N	Y Y Y N	Y Y Y Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y N N N N	Y Y N N N	Y Y Y Y Y	Y Y Y Y Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y N N N N	Y Y N N N	Y Y Y Y Y	Y Y Y Y Y
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

R-MHP

PRINCIPAL PERMITTED USES:
<ol style="list-style-type: none"> 1. Mobile Homes 2. Manufactured Homes 3. Communal Facilities

PD

PRINCIPAL PERMITTED USES:
<ol style="list-style-type: none"> 1. PD-R (Residential) 2. PD-O (Office) 3. PD-B (Business) 4. PD-I (Industrial) 5. PD-M (Mixed Uses) 6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

Y = Yes (Permitted)

N = No (Not Permitted)

CLARK COUNTY ZONING

December 2009

General Uses - see zoning text for details and other restrictions

B-1

PRINCIPAL PERMITTED AND CONDITIONED USES:		
<ol style="list-style-type: none"> 1. Business and/or Professional Offices 2. Banks, Financial Institutions, & Loan Businesses 3. Local retail or service establishments, including: <ul style="list-style-type: none"> camera, photo, or electronic store luggage or leather goods store grocery, fruit or vegetable store health & fitness center including spas bakery goods, pizza or delicatessen store pressing, alteration, sewing & garment repair toy store, hobby shop, or home decorations store shoe store or shoe repair shop book store, news stand, or stationery store durable goods, furniture & appliance store drugstore, florist, jewelry, gift, or optical store hardware store barber or beauty shop laundromat, clothes cleaning & laundry pick-up station candy or ice cream store 4. Restaurant excluding: <ul style="list-style-type: none"> a) Drive-in or Drive-thru b) those providing entertainment or dancing 5. Radio and Television Broadcasting Studios 6. Funeral Homes & Mortuaries 7. Custom Butcher Shop or meat market 8. Automotive Service Stations without repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles 		
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)		
<ol style="list-style-type: none"> 1. Indoor Private & Commercial Recreation Establishments 2. Day-Care Centers 3. Clubs, Fraternal or Lodge Organizations 4. Nursing Homes, Convalescent Homes, Rest Homes 5. Churches & similar places of worship 		

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)

B-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> 1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-1 District 2. Indoor Motion Picture Theaters 3. Restaurants, including Drive-in, Carry-out, and Drive-thru excluding: <ul style="list-style-type: none"> a) those providing entertainment or dancing 4. Garden Centers and Greenhouses 5. Printing, publishing, and lithograph shops 6. Antique & antique refinishing shop 7. Furniture upholstery & refinishing shop 8. Automotive Service Stations with repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles 9. Car Rental pick up facility 10. Car Washes 11. Bowling alleys or billiard parlors 12. Air Conditioning, Plumbing, Heating, and Roofing Shops 13. Automotive Parts Store selling new or newly remanufactured parts and/or tires and batteries 14. Indoor Private & Commercial Recreation Establishments 	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> 1. Uses listed as "Conditionally Permitted Uses" in the B-1 District 2. Animal Hospitals, Veterinary Clinics, and Kennels 3. Bars and Taverns 	

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> 1. Industrial & Manufacturing Establishments 2. Warehouses 3. Wholesale Establishments 4. Manufacturing Retail Outlets 5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District 	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> 1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District 2. Junkyards & Automobile Wrecking Yards 3. Resource and Mineral Extraction 4. Penal & Correctional Facilities 5. Sanitary Landfills 	

B-3

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> 1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-2 District 2. Building and Related Trades 3. Building Material Sales Yard 4. Automotive sales - new & used 5. Automotive Repair or Body Shop provided all outside storage is screened on all sides by a well maintained 6 foot opaque wall or fence 6. Wholesale Establishments 7. Restaurants, including Drive-in, Carry-out, and Drive-thru and those providing entertainment or dancing 	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> 1. Uses listed as "Conditionally Permitted Uses in the B-2 District 	

B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> 1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-3 District 2. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business 3. Bottling of Soft Drinks and Milk or Distributing Stations 4. Contractor's Equipment Storage Yard or Storage & Rental of Contractor's Equipment 5. Motor Vehicle, Boat, & Camper Storage 6. Trucking and Motor Freight Station or Terminal 7. Carting, Express, or Hauling Establishment 8. Stone or Monument Works 9. Mini-Warehouse or Self Storage Facility 10. Recycling center & transfer station 11. Research lab 12. Private and Public Outdoor Recreation Areas 	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> 1. Uses listed as "Conditionally Permitted Uses" in the B-3 District 	